

FEE \$10.00

PERMIT # 12794

2

# FENCE PERMIT

## GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT



THIS SECTION TO BE COMPLETED BY APPLICANT

|  |   |
|--|---|
| PROPERTY ADDRESS: <u>369 Myrrh Street</u>  | <input type="checkbox"/> PLOT PLAN<br><br><p style="font-size: 2em; text-align: center;">See Attached</p> |
| PROPERTY TAX NO: <u>2943-191-22-002</u>    |   |
| SUBDIVISION: <u>White Willow</u>           |   |
| PROPERTY OWNER: <u>Lelan + Lisa Walton</u> |   |
| OWNER'S PHONE: <u>970-256-7600</u>         |   |
| OWNER'S ADDRESS: <u>369 Myrrh St</u>       |   |
| CONTRACTOR NAME: <u>Same</u>               |   |
| CONTRACTOR'S PHONE: <u>Same</u>            |   |
| CONTRACTOR'S ADDRESS: <u>Same</u>          |   |
| FENCE MATERIAL & HEIGHT: <u>Cedar 6ft</u>  |   |

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, & fence height(s). NOTE: PROPERTY LINE IS LIKELY ONE FOOT OR MORE BEHIND THE SIDEWALK.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

|                          |   |
|--------------------------|---|
| ZONE <u>RSF-4</u>        | SETBACKS: Front <u>20'</u> from property line (PL) or |
| SPECIAL CONDITIONS _____ | _____ from center of ROW, whichever is greater.       |
| _____                    | Side <u>0'</u> from PL Rear <u>0'</u> from PL         |

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Community Development Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

|  |                     |
|--|---------------------|
| Applicant's Signature <u>Lisa Walton</u>           | Date _____          |
| Community Development's Approval <u>Mike Magon</u> | Date <u>3/17/04</u> |
| City Engineer's Approval (if required) _____       | Date _____          |

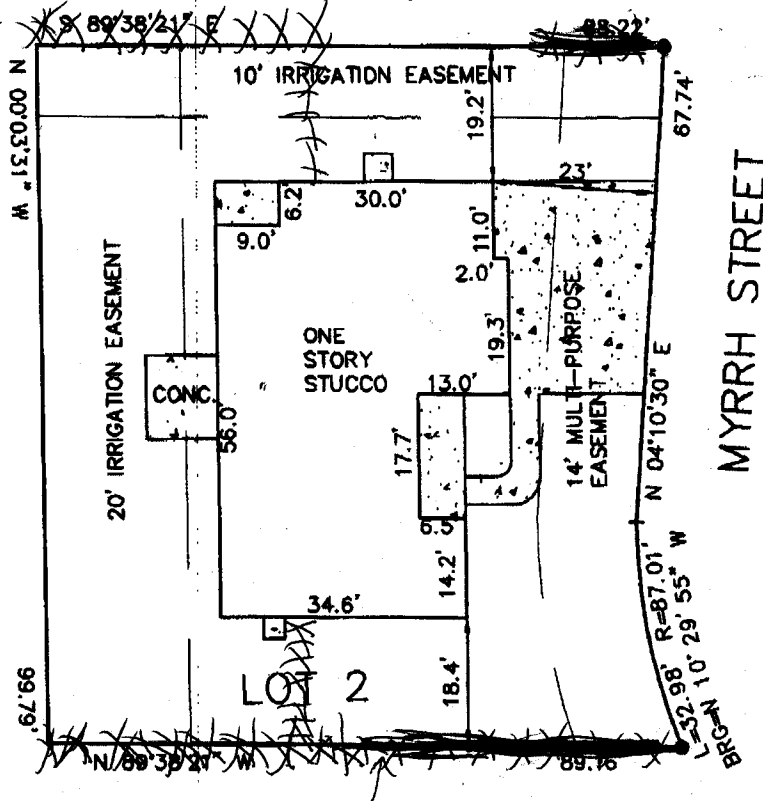
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Code Enforcement)

# IMPROVEMENT LOCATION CERTIFICATE

369 MYRRH STREET

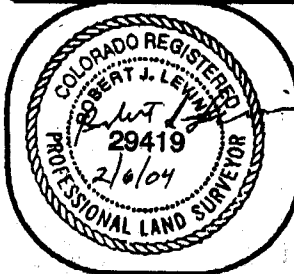
MERIDIAN LAND TITLE #67932  
 WALTON ACCOUNT  
 LOT 2 IN BLOCK 2 OF WHITE WILLOWS, FILING ONE,  
 MESA COUNTY, COLORADO.

SCALE: 1" = 20'



● = FOUND PIN WITH CAP

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR MESA NATL. BANK THAT IT IS NOT A LAND SURVEY PLAY OR IMPROVEMENT SURVEY PLAY, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 2/6/04 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCOACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



MAILING:  
 2704 COMPASS DRIVE  
 SUITE 100  
 GRAND JUNCTION, CO. 81508  
 PHONE 1 870-240-3777  
 FAX 870 241-8847

**SURVEYIT**  
 BY GLENN

KENNETH L. GLENN  
 R.L.S. 12770

|             |      |               |          |
|-------------|------|---------------|----------|
| SURVEYED BY | J.G. | DATE SURVEYED | 2/6/04   |
| DRAWN BY    | J.G. | DATE DRAWN    | 2/6/04   |
| REVISION    |      | SCALE         | 1" = 20' |